003.0	0001	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	910,200 / 910,200
					USE VALUE:	910,200 / 910,200
					ASSESSED:	910,200 / 910,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	-46	CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NICHOLSON JOSEPH M--ETAL
Owner 2:	NICHOLSON-SUAREZ MARIA T
Owner 3:	
Street 1:	20 SUSSEX ROAD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,985 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2631 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4985.000	449,500	5,100	455,600	910,200
Total Card	0.114	449,500	5,100	455,600	910,200
Total Parcel	0.114	449,500	5,100	455,600	910,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.02 | /Parcel: 346.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 2295
GIS Ref:
GIS Ref:
Insp Date: 10/14/17

!228!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	449,600	5100	4,985.	455,600	910,300	910,300	Year End Roll	12/18/2019
2019	104	FV	346,200	5100	4,985.	484,100	835,400	835,400	Year End Roll	1/3/2019
2018	104	FV	346,200	5100	4,985.	353,100	704,400	704,400	Year End Roll	12/20/2017
2017	104	FV	323,900	5100	4,985.	307,600	636,600	636,600	Year End Roll	1/3/2017
2016	104	FV	323,900	5100	4,985.	262,000	591,000	591,000	Year End	1/4/2016
2015	104	FV	287,200	5100	4,985.	256,300	548,600	548,600	Year End Roll	12/11/2014
2014	104	FV	287,200	5100	4,985.	210,700	503,000	503,000	Year End Roll	12/16/2013
2013	104	FV	299,400	5100	4,985.	200,500	505,000	505,000		12/13/2012

PRINT

Date	Time
12/10/20	16:04:28

LAST REV

Date	Time
11/06/17	09:33:01

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 228

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20094-424		9/1/1989		240,000	No	No		Y

USER DEFINED

Prior Id # 1:	2295
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2014	939	Re-Roof	7,000		8/1/2014			Strip and re-roof.
9/25/2003	825	New Wind	10,395					17 VINYL REPL WNDW

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
8/1/2014	Info Fm Prmt	PC	PHIL C
4/6/2009	Meas/Inspect	189	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Entry Denied	256	PATRIOT
9/20/1999	Measured	256	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4985		Sq. Ft.	Site		0	80.	1.14	1									455,641						455,600	

Total AC/HA: 0.11444 | Total SF/SM: 4985 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 455,641 | Spl Credit | Total: 455,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05824256
Const Adj.:	0.98000199
Adj $ / SQ:	176.304
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	651426
Depreciation:	201942
Depreciated Total:	449484

COMMENTS

RE-CHK COND 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 4			Baths: 2			HB			

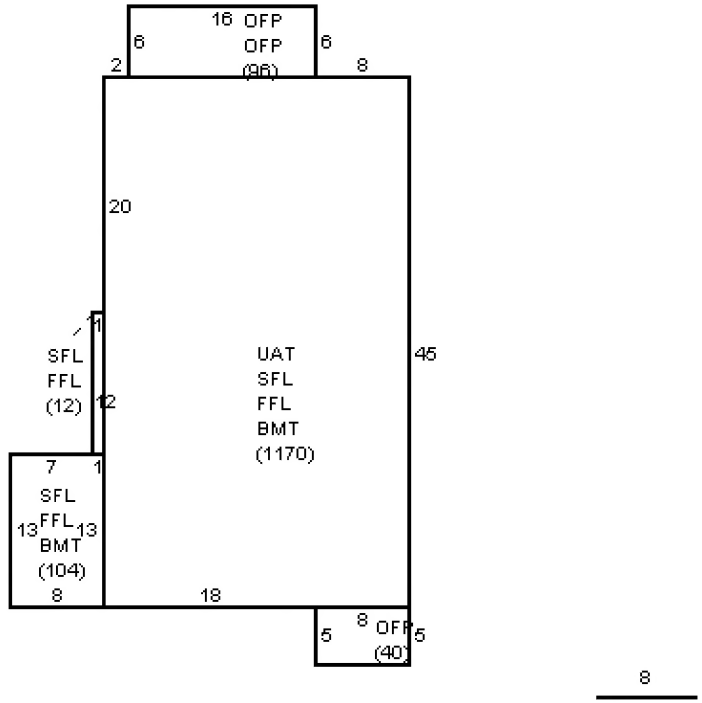
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,286	176.300	226,726
SFL	Second Floor	1,286	176.300	226,726
BMT	Basement	1,274	52.890	67,383
UAT	Upper Attic	293	81.100	23,722
OFP	Open Porch	232	23.140	5,368

Net Sketched Area:	4,371			Total:	549,925
Size Ad	2572	Gross Are	5248	FinArea	2631

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.30
Special Features:	0	Val/Su Net:	102.84
Final Total:	449500	Val/Su SzAd	174.77

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100